

GENERAL CLAUSES (Simplified Leases)

(Acquisition of Leasehold Interests in Real Property for Leases Up to \$100,000 Annual Rent)

1. The Government reserves the right, at any time after the lease is signed and during the term of the lease, to inspect the leased premises and all other areas of the building to which access is necessary to ensure a safe and healthy work environment for the Government tenants and the Lessor's performance under this lease.
2. If the building is partially or totally destroyed or damaged by fire or other casualty so that the leased space is untenable as determined by the Government, the Government may terminate the lease upon 15 calendar days written notice to the Lessor and no further rental will be due.
3. The Lessor shall maintain the demised premises, including the building, building systems, and all equipment, fixtures, and appurtenances furnished by the Lessor under this lease, in good repair and tenantable condition. Upon request of the Contracting Officer, the Lessor shall provide written documentation that building systems have been maintained, tested, and are operational.
4. In the event the Lessor fails to perform any service, to provide any item, or meet any requirement of this lease, the Government may perform the service, provide the item, or meet the requirement, either directly or through a contract. The Government may deduct any costs incurred for the service or item, including administrative costs, from the rental payments.

5. 52.252-2 CLAUSES INCORPORATED BY REFERENCE (VARIATION) (JUN 1988)

This contract incorporates one or more clauses by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. The full text may be found on the Internet at <http://www.gsa.gov/pbs/pe/standcla/standcla.htm>.

6. The following clauses are incorporated by reference:

GSAR 552-203-5	COVENANT AGAINST CONTINGENT FEES (FEB 1990)
GSAR 552-203-73	PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY (SEP 1990) (Applicable to leases over \$100,000.)
FAR 52.209-6	PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT (AUG 1995) (Applicable to leases over \$25,000.)
FAR 52.219-9	SMALL, SMALL DISADVANTAGED AND WOMEN-OWNED SMALL BUSINESS SUBCONTRACTING PLAN (AUG 1996) (Applicable to leases over \$500,000.)
FAR 52.219-16	LIQUIDATED DAMAGES- SMALL BUSINESS SUBCONTRACTING PLAN (OCT 1995) (Applicable to leases over \$500,000.)
FAR 52.222-24	PREAWARD EQUAL OPPORTUNITY COMPLIANCE REVIEW (APR 1984) (Applicable to leases over \$1 million.)
FAR 52.222-26	EQUAL OPPORTUNITY (APR 1984) (Applicable to leases over \$10,000.)
FAR 52.222-35	AFFIRMATIVE ACTION FOR SPECIAL DISABLED AND VIETNAM ERA VETERANS (APR 1984) (Applicable to leases over \$10,000.)
FAR 52.222-36	AFFIRMATIVE ACTION FOR HANDICAPPED WORKERS (APR 1984) (Applicable to leases over \$2,500.)

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FAR 52.222-37	EMPLOYMENT REPORTS ON SPECIAL DISABLED VETERANS AND VETERANS OF THE VIETNAM ERA (JAN 1988) (Applicable to leases over \$10,000.)
FAR 52.232-23	ASSIGNMENT OF CLAIMS (JAN 1986)
GSAR 552.232-71	PROMPT PAYMENT (APR 1989)
FAR 52.233-1	DISPUTES (OCT 1995)

THE FOLLOWING APPLY WHEN COST OR PRICING DATA IS SUBMITTED:

FAR 52.215-22	PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA (JAN 1991) (Applicable when cost or pricing data is required for work or services exceeding \$500,000.)
FAR 52.215-24	SUBCONTRACTOR COST OR PRICING DATA (OCT 1995) (Applicable when the clause 52.21522 is applicable.)

The information collection requirements contained in this solicitation/contract, that are not required by regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-163.

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